

# \$475,000 - 4211 69 Street Nw, Calgary

MLS® #A2251611

**\$475,000**

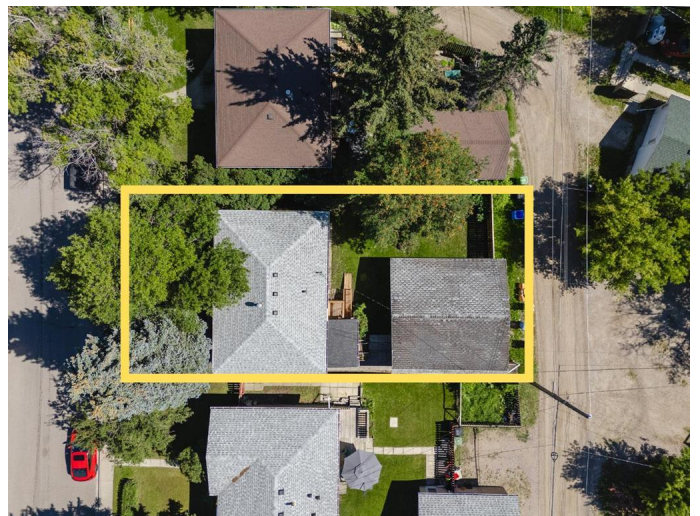
4 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

**\*\*Open house â€“ Weds August 27, 3 p.m. to 6 p.m.\*\*** Incredible opportunity to buy in the unique and quickly developing community of Bowness. This 50 x ~100 (99.97) M-C1 zoned lot is located on a nice tucked away street within walking distance to schools, shopping and restaurants (Light Cellar, Salt & Pepper, Leopoldâ€™s etc). Development in this area has significantly grown recently, complimented by new amenities including a Real Canadian Superstore and Rona. The Sarcee Trail interchange is minutes away and provides exceptional access West to the TransCanada Highway and new surrounding neighbourhoods including Trinity Hills and Greenwood/Greenbriar (Calgary Farmerâ€™s Market West) and Canada Olympic Park. The bike paths and parks in Bowness are incredible with quick access to the Bow River and downtown.

The home itself is a project and pet odour is present. The home has been fully professionally cleaned and is being sold â€˜As isâ€™, ready for a new owner with a new vision for this house and lot. The layout has good potential and flow at 1700 sq. ft. including the developed basement. A raised bungalow, the home includes 4 bedrooms (2 up and 2 down), 2 full bathrooms (1 up and 1 down) an open plan dining room and kitchen with a newer stove and dishwasher and living room with French door access to the back deck and the nice yard with a beautiful established tree and garden boxes. The home



includes a double garage with alley access and a cute front yard, maximizing the outdoor space of this property. Adjoining neighbours put a lot of care into their homes, supporting the value of this lot.

There has never been a better time to buy in Bowness, this property is great investment as opportunities in this price range donâ€™t come along often.

Built in 1959

### Essential Information

MLS® #	A2251611
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4211 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, F
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

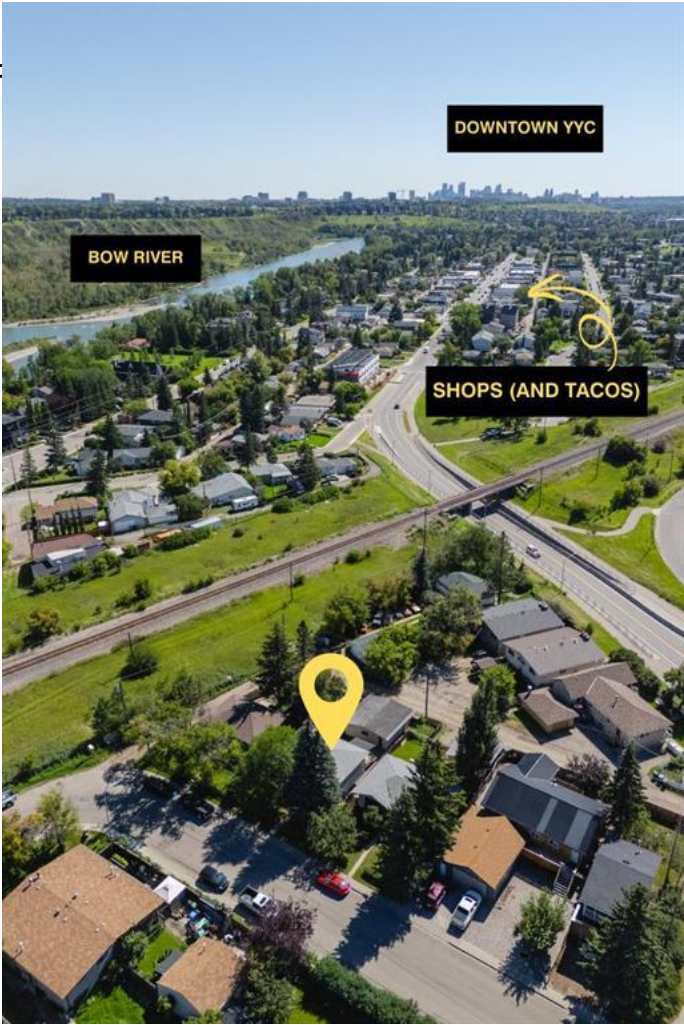
Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Block

**Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	M-C1

**Listing Details**

Listing Office	CIR Realty
----------------	------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.